

\$4,495,000 - 36 Bridge Water Lane, Watersound

MLS® #921984

\$4,495,000

4 Bedroom, 5.00 Bathroom, 3,403 sqft

Residential on 0.30 Acres

WATERSOUND BEACH, Watersound, FL

A masterpiece union of design, comfort & functionality, this custom WaterSound Bridges home designed by architect, Dawn Thurber, boasts 4 bedrooms plus a study/office, 3 full baths, 2 half baths, and a lushly landscaped backyard with heated saltwater swimming pool providing ample space for luxurious living. The home's interior spans an impressive 3,403 square feet of heated and cooled space, with an additional 1,432 square feet of porches and decks to enjoy the picturesque community & ocean views with the refreshing gulf breeze. All 3 levels are served by an elevator, providing convenient access to all floors while the 2-car garage with storage is the perfect place for not only vehicles but all the accoutrements of coastal life. Nestled on one of the largest lots in WaterSound Bridges. It is also one of a select few lots with a private path to Camp Creek Lake, a rare coastal dune lake leading directly to the sugar white sands and emerald gulf waters.

From the moment of entry, appreciate all of the exclusive details incorporated into every feature and finish of this property including shiplap wall accents, wire brushed hardwood floors, custom millwork and built-ins, intricate tile design, lighting selected by designer Christopher Cook and sourced from "Lighting by Lavonne," Emtek crystal doorknobs, and designer plantation shutters, shades, and curtains. The solid alder wood front door leads you onto to the first level with 2 bedrooms and a study/sitting room to enjoy with multiple



decks leading out to the tropical, leafy pool patio. Find the downstairs laundry room on this level with sink and built-ins as well.

Take the elevator or the beautifully designed staircase to the main level kitchen and spacious living room with 20' vaulted ceilings highlighted by solid wood beams. Gather around the Eldorado Stone gas fireplace with surrounding built-in entertainment center. Two walls of windows brighten the dining room while the elite kitchen stuns with grass cloth wallpaper, Cambria quartz countertops accented by a Calcutta marble backsplash in an arabesque pattern and floor-to-ceiling inset custom cabinets. Expertly outfitted with Thermador appliances including a built-in refrigerator, triple set oven with warming drawer and microwave, a professional cooktop with pot filler, and a vent hood wrapped in custom cabinet wood. A breakfast nook with upholstered benches offers a cozy spot for morning meals while the pantry has ample built-in storage and a work-space countertop. Three dining areas are conveniently located near the kitchen - the breakfast nook, the main dining area off the living room and the alfresco dining deck.

Three of the bedrooms have private decks or balconies, each with their own unique views of the surrounding community or the gulf. The 3rd-level master suite's deck boasts breathtaking gulf views, making it a serene spot to relax and unwind. A true retreat from the outside world, additional highlights of the master suite include an abundance of natural light from dormer windows, an office nook with built-in desk, shiplap ceilings with a wood beam, custom blackout curtains, and a spa-like ensuite with tiled shower, custom-cut marble countertop and inset cabinets.

An additional notable feature of this home is the meditation deck - a fully enclosed space with arched-style screened openings with retractable solar shades, a coffered wood

paneled ceiling, a stone fireplace and custom-installed swing for private outdoor lounging.

Outside on the pool patio, discover a private sanctuary with native flora expertly landscaped to shelter the heated, saltwater swimming pool with spa. Fire rock pavers adorn the patio which provides space for lounging and soaking up the Florida sun or shade. Thoughtful features such as under-stair storage, an outdoor shower, and an out-of-view outdoor area for storing kayaks, canoes, paddleboards make it easy to enjoy a life by the seashore. Technical highlights of the property include a Culligan Reverse Osmosis Water Filtration System serving multiple dispensers and all ice makers throughout the house, a whole house water softener system, a whole house 24 KW Generac generator, two tankless water heaters, wired landscape lighting and uplighting with photo-sensitive on/off trigger, a Ryan Canterbury designed whole house sound system that also serves outdoor decks, and WIFI access points throughout house, including on the decks to ensure signal adequate strength.

Sophisticated and stylish, the gated WaterSound Bridges community is located south of Scenic Highway 30A offering homeowners a rare sense of seclusion yet with easy access to area activities. Amenities include swimming pools, a puttering park, community green spaces, a state-of-the-art fitness center, and private boardwalks along the rare coastal dune lakes and leading to the beach and to one of the most beautiful stretches of coastline in the country. Located just a short distance from Scenic Highway 30A with countless dining, local shopping, events, and attractions. Owners also have the opportunity to join the St. Joe Beach Club featuring: private beach access, beach services, 2 pools, multiple restaurants, and a bar with gulf views, 2 private golf courses

(Camp Creek and Sharks Tooth) and the brand new Lifestyle Center at Camp Creek. Please inquire with membership for more info and latest offerings.

Built in 2018

Essential Information

MLS® #	921984
Price	\$4,495,000
Sold Price	\$4,250,000
Date Sold	\$2023-08-01
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,403
Acres	0.30
Year Built	2018
Type	Residential
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	36 Bridge Water Lane
Area	18 - 30A East
Subdivision	WATERSOUND BEACH
City	Watersound
County	Walton
State	FL
Zip Code	32461

Amenities

Amenities	Beach, Community Room, Dock, Exercise Room, Gated Community, Pets Allowed, Picnic Area, Pool, Waterfront
Utilities	Electric, Gas - Natural, Phone, Public Sewer, Public Water, TV Cable, Underground
Parking Spaces	2

Parking	Garage Detached, Guest, Other
# of Garages	2
Has Pool	Yes
Pool	Pool - Gunite Concrtr, Pool - Heated, Pool - In-Ground, Private

Interior

Interior Features	Breakfast Bar, Built-In Bookcases, Ceiling Beamed, Ceiling Cathedral, Ceiling Crwn Molding, Ceiling Raised, Ceiling Vaulted, Elevator, Fireplace, Fireplace Gas, Floor Hardwood, Furnished - None, Kitchen Island, Lighting Recessed, Pantry, Plantation Shutters, Shelving, Split Bedroom, Washer/Dryer Hookup, Window Treatment All
Appliances	Auto Garage Door Opn, Cooktop, Dishwasher, Disposal, Dryer, Fire Alarm/Sprinkler, Microwave, Oven Double, Range Hood, Refrigerator, Refrigerator W/IceMk, Security System, Smoke Detector, Stove/Oven Gas, Washer
Heating	Heat Cntrl Gas
Cooling	AC - Central Elect, AC - High Efficiency, Ceiling Fans
Fireplace	Yes
Fireplaces	Fireplace, Fireplace Gas
# of Stories	3

Exterior

Exterior	Frame, Roof Shingle/Shake, Siding Shake, Siding Wood
Exterior Features	Balcony, Deck Covered, Deck Enclosed, Deck Open, Fenced Back Yard, Fenced Lot-Part, Fenced Privacy, Fireplace, Patio Covered, Pool - Gunite Concrtr, Pool - Heated, Pool - In-Ground, Porch, Porch Screened, Rain Gutter, Shower
Lot Description	Corner, Covenants, Interior, Level, Restrictions, Survey Available, Within 1/2 Mile to Water, Wooded
Roof	Roof Shingle/Shake
Construction	Frame

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	389
Zoning	Resid Single Family

HOA Fees 1300.00
HOA Fees Freq. Quarterly

Listing Details

Listing Office Berkshire Hathaway HomeServices

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